



116 Eldon Road, Marsh, Huddersfield, HD1 4ND

£160,000

bramleys

NO UPPER CHAIN

Located in the sought-after residential area of Marsh, this beautifully presented two-bedroom mid-terrace property has been recently refurbished throughout, offering ready-to-move-into accommodation.

An ideal purchase for first-time buyers or investors alike, the property boasts a spacious and well-presented interior, further enhanced by the addition of a cellar providing useful extra storage space.

Externally, the property benefits from gardens to both the front and rear. The rear enjoys a pleasant open aspect overlooking the recreational park, while a tarmac hardstanding provides off-road parking.

The property is conveniently positioned for access to a wide range of local amenities, well-regarded schools, and excellent public transport links to Huddersfield town centre. It also offers easy access to the M62 motorway network, making it ideal for commuting to surrounding towns and cities.

Early viewing is highly recommended to fully appreciate the accommodation on offer.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	83
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR:

Enter the property through a uPVC external door into:-

Lounge

13'10" x 12'9" (4.22m x 3.89m)

With a central heating radiator, wall mounted electric fire and uPVC double glazed window to the front elevation.

Kitchen

10'1" max x 7'10" (3.07m max x 2.39m)

Fitted with a range of wall, drawer and base units, laminate work surfaces and a stainless steel sink with side drainer. There is tiling to the splashbacks, a central heating radiator, 4 ring gas hob, oven and extractor above, space for a washing machine or dishwasher, uPVC double glazed window to the rear elevation and uPVC door to the rear. A further door gives access to the lower ground floor.

LOWER GROUND FLOOR:

Cellar

Providing useful storage space, housing the gas fired combination boiler and electric meter.



FIRST FLOOR:

Landing

With a central heating radiator, access to the loft via a ceiling hatch and further access to two bedrooms and the bathroom.

Bedroom 1

12'9" max x 11'5" inc wardrobes (3.89m max x 3.48m inc wardrobes)

Having useful built-in wardrobes with sliding doors, a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom 2

10'4" x 6'11" (3.15m x 2.11m)

With a central heating radiator and a uPVC double glazed window to the rear elevation.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with shower above. There are fully tiled walls and a uPVC double glazed window to the rear elevation.



OUTSIDE:

To the front of the property there is a brick paved pathway which leads up to the front door. A pebbledash low maintenance area which has part fenced/walled boundaries. To the rear there is a tarmac hardstanding area which provides off road parking.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

A

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice,

ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.







NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Huddersfield | Halifax | Elland | Mirfield

